

PROJECT OVERVIEW

111 W. TRAVIS IS AN EXISTING HISTORIC HIGH-RISE BUILDING LOCATED IN DOWNTOWN SAN ANTONIO, TEXAS. THE PROPOSED RENOVATION INCLUDES REHABILITATION OF THE BUILDING'S HISTORIC EXTERIOR FEATURES, REPLACEMENT OF NON-ORIGINAL UPPER-FLOOR WINDOWS, MASONRY AND STOREFRONT RESTORATION, AND IMPROVEMENTS TO THE EXISTING ROOF AND ENTRANCE CANOPY.

A NEW STAIR AND ELEVATOR TOWER IS PROPOSED ALONG THE NORTH SIDE OF THE BUILDING. EXTERIOR IMPROVEMENTS ARE INTENDED TO PRESERVE THE BUILDING'S HISTORIC ARCHITECTURAL CHARACTER WHILE ACCOMMODATING ITS CONTINUED RESIDENTIAL USE AND MODERNIZATION.

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1512 South Flores Street San Antonio, Texas 78204
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COVER / DRAWING INDEX

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SHEET No.:

COA-01



HISTORIC PHOTOGRAPH 01
SOUTHEAST CORNER VIEW — 1938



HISTORIC PHOTOGRAPH 02
SOUTHWEST CORNER VIEW — 1938

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HISTORIC DOCUMENTATION

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SHEET No.:

COA-02



SITE IMPROVEMENT SCOPE

01 — NEW NORTH TOWER
STAIR/ELEVATOR TOWER ADDITION ADJOINING THE EXISTING BUILDING.

02 — SITE ENCLOSURES
NEW PEDESTRIAN/VEHICULAR GATES AND FENCING.

03 — SITE LIGHTING
NEW EXTERIOR LIGHTING AT COURTYARD AND SITE AREAS. (TYP.).

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SITE PLAN / EXTERIOR SCOPE

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SHEET No.:

COA-03



FIRST-FLOOR EXTERIOR SCOPE

01 — NEW NORTH STAIR / ELEVATOR TOWER
CONSTRUCT STAIR/ELEVATOR TOWER ADDITION ADJOINING EXISTING BUILDING.

GENERAL NOTE:
REFER TO SHEETS COA-05 - COA-07 FOR PROPOSED EXTERIOR ELEVATIONS AND ASSOCIATED HISTORIC FACADE RESTORATION SCOPE.

FIRST FLOOR PLAN

1" = 16'-0"

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PROPOSED FIRST FLOOR & EXTERIOR SCOPE

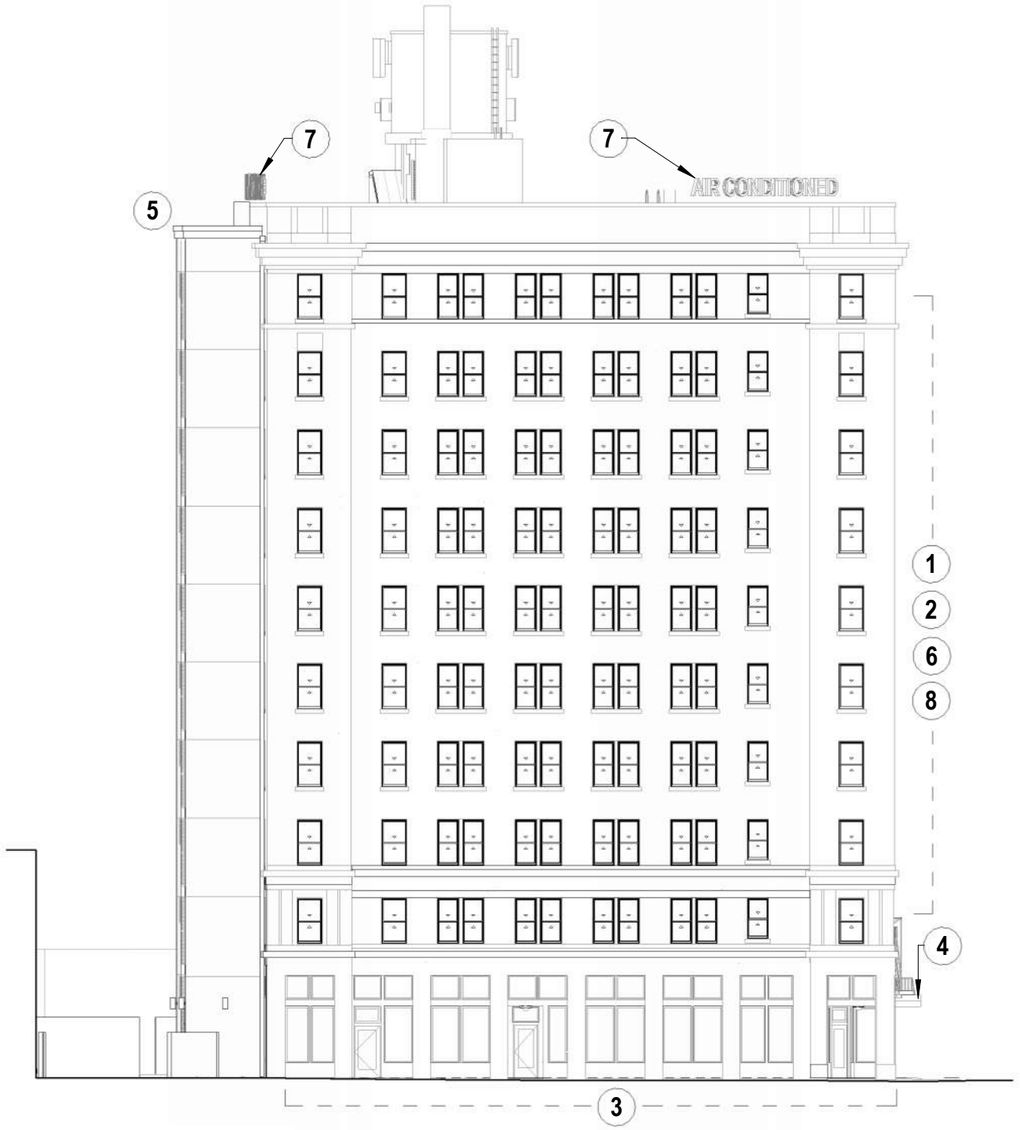
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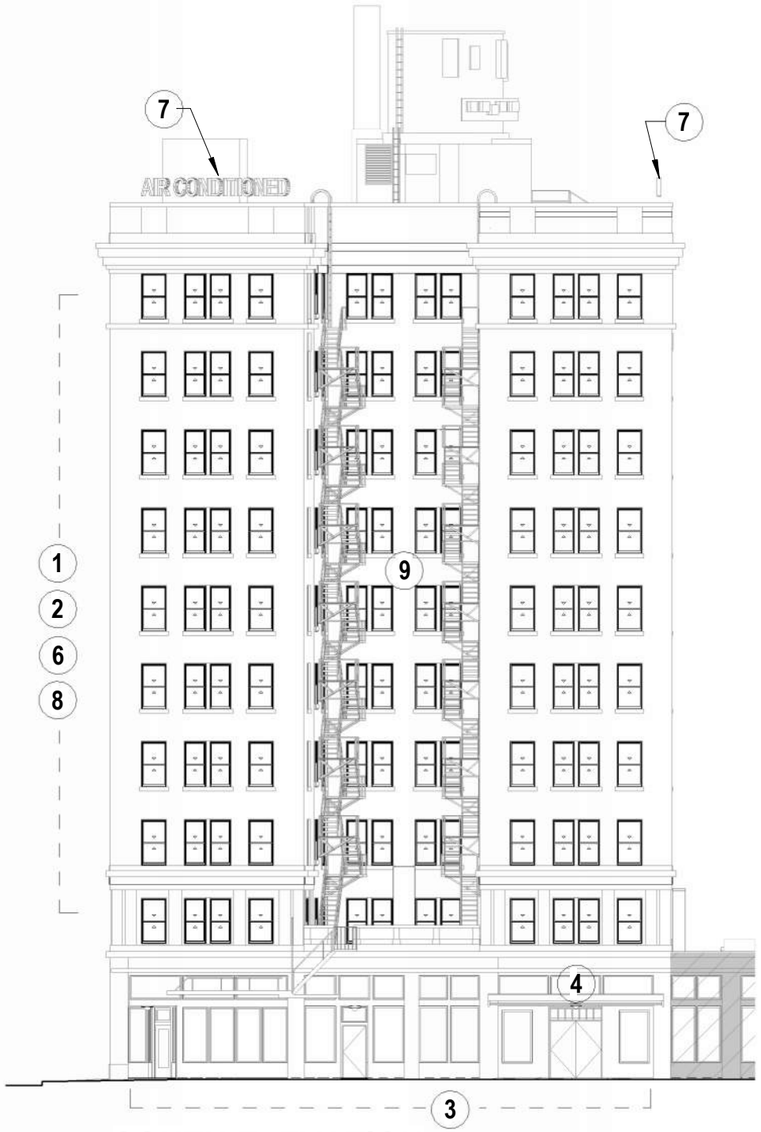
SHEET No.:

COA-04



WEST ELEVATION

1" = 20'-0"



SOUTH ELEVATION

1" = 20'-0"

EXTERIOR ELEV. SCOPE

01 — MASONRY RESTORATION (TYP.)
REPAIR AND REPOINT EXISTING HISTORIC MASONRY TO MATCH.

02 — WINDOW REPLACEMENT (LEVELS 2–10)
REPLACE NON-ORIGINAL WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS AND CLEAR GLAZING. REFER TO COA-12 FOR WINDOW DETAILS

03 — STOREFRONT RESTORATION (TYP.)
REPAIR HISTORIC WOOD STOREFRONTS, DOORS, TRANSOMS, AND TRIM IN KIND. REFER TO COA-11 FOR WINDOW DETAILS

04 — EXISTING CANOPY / AWNING RESTORATION
REPAIR EXISTING HISTORIC CANOPY/AWNING AND REPLACE ASSOCIATED LIGHTING IN KIND.

05 — NEW NORTH STAIR / ELEVATOR TOWER
CONSTRUCT STAIR/ELEVATOR TOWER ADDITION WITH PLASTER-FINISH WALLS, OPENINGS, AND LOUVERS. REFER TO COA-08 FOR LOUVER DETAILS AND MATERIALS.

06 — EXTERIOR PLASTER RESTORATION (TYP.)
REPAIR DETERIORATED EXISTING PLASTER FINISHES TO MATCH HISTORIC CONDITIONS.

07 — HISTORIC ROOFTOP SIGNAGE
REMOVE EXISTING BUILDING NAME LETTERING FOR REPAIR. PROPOSED NEW BUILDING NAME LETTERING TO BE SUBMITTED FOR SEPARATE APPROVAL. RETAIN AND REPAIR EXISTING “100% AIR CONDITIONED” LETTER SIGNAGE IN KIND.

08 — EXTERIOR LIGHTING
RESTORE EXISTING HISTORIC LIGHTING IN KIND AND PROVIDE NEW FIXTURES WHERE INDICATED (TYP.).

09 — EXISTING EXTERIOR FIRE STAIRS / FIRE ESCAPES
RETAIN EXISTING EXTERIOR FIRE STAIRS AND FIRE ESCAPES. REPAIR AND REPAINT AS REQUIRED TO MATCH EXISTING CONDITIONS.

GENERAL NOTE:
REFER TO SHEET COA-09 FOR ENLARGED STOREFRONT ELEVATIONS AND ASSOCIATED RESTORATION SCOPE.

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PROPOSED BUILDING ELEVATIONS

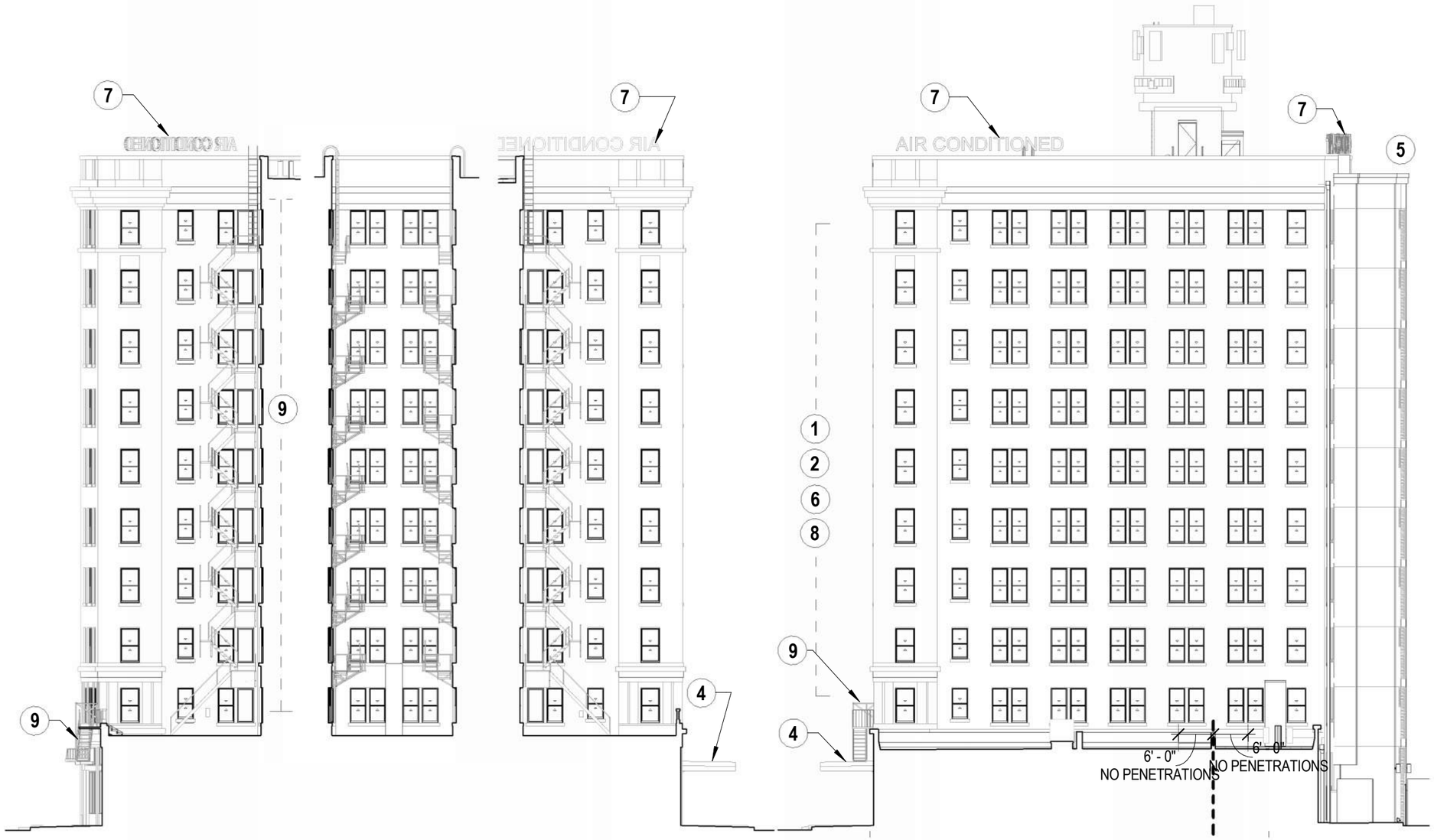
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SHEET No.:

COA-05



LIGHTWELL ELEVATIONS

1" = 20'-0"

EAST ELEVATION

1" = 20'-0"

EXTERIOR ELEV. SCOPE

01 — MASONRY RESTORATION (TYP.)
REPAIR AND REPOINT EXISTING HISTORIC MASONRY TO MATCH.

02 — WINDOW REPLACEMENT (LEVELS 2–10)
REPLACE NON-ORIGINAL WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS AND CLEAR GLAZING. REFER TO COA-12 FOR WINDOW DETAILS

03 — STOREFRONT RESTORATION (TYP.)
REPAIR HISTORIC WOOD STOREFRONTS, DOORS, TRANSOMS, AND TRIM IN KIND. REFER TO COA-11 FOR WINDOW DETAILS

04 — EXISTING CANOPY / AWNING RESTORATION
REPAIR EXISTING HISTORIC CANOPY/AWNING AND REPLACE ASSOCIATED LIGHTING IN KIND.

05 — NEW NORTH STAIR / ELEVATOR TOWER
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08 — EXTERIOR LIGHTING
RESTORE EXISTING HISTORIC LIGHTING IN KIND AND PROVIDE NEW FIXTURES WHERE INDICATED (TYP.).

09 — EXISTING EXTERIOR FIRE STAIRS / FIRE ESCAPES
RETAIN EXISTING EXTERIOR FIRE STAIRS AND FIRE ESCAPES. REPAIR AND REPAINT AS REQUIRED TO MATCH EXISTING CONDITIONS.

GENERAL NOTE:
REFER TO SHEET COA-09 FOR ENLARGED STOREFRONT ELEVATIONS AND ASSOCIATED RESTORATION SCOPE.

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PROPOSED BUILDING ELEVATIONS

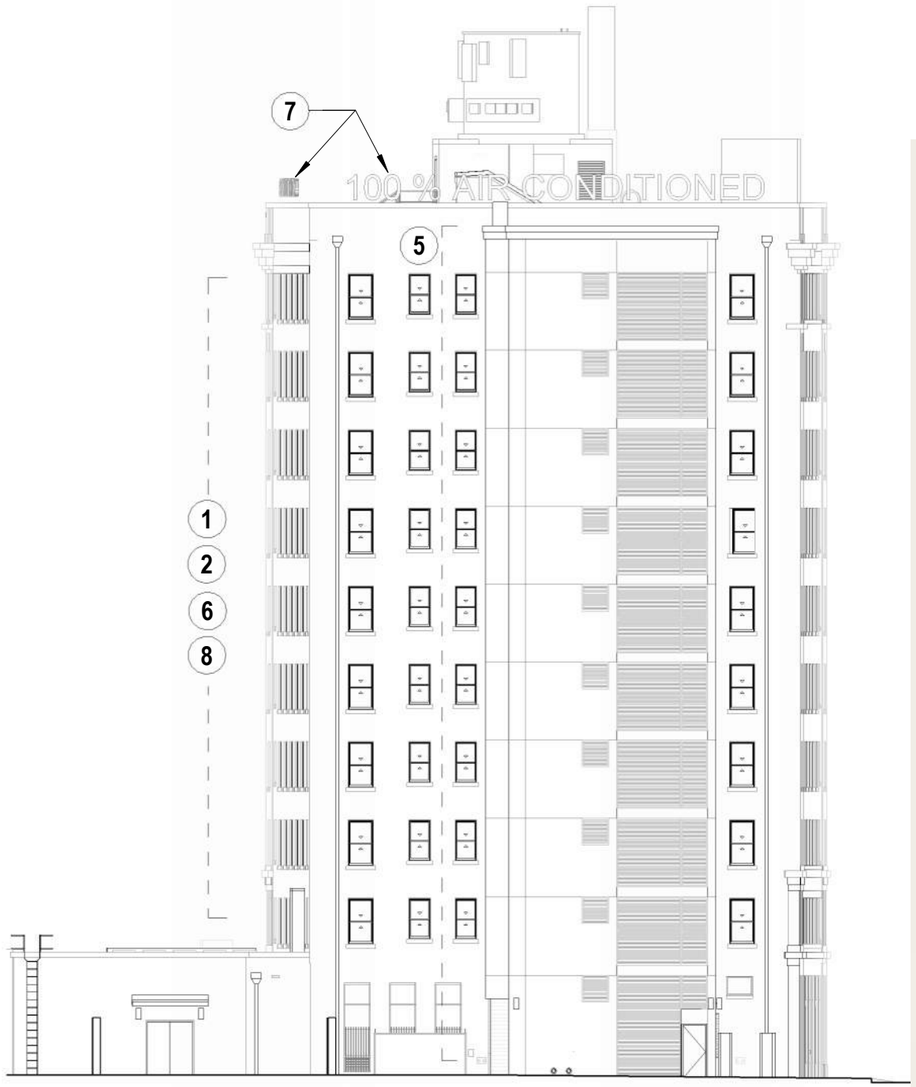
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SHEET No.:

COA-06



NORTH ELEVATION

1" = 20'-0"



NORTHWEST AXON

EXTERIOR ELEV. SCOPE

01 — MASONRY RESTORATION (TYP.)
REPAIR AND REPOINT EXISTING HISTORIC MASONRY TO MATCH.

02 — WINDOW REPLACEMENT (LEVELS 2–10)
REPLACE NON-ORIGINAL WINDOWS WITH ALUMINUM-CLAD WOOD WINDOWS AND CLEAR GLAZING. REFER TO COA-12 FOR WINDOW DETAILS

03 — STOREFRONT RESTORATION (TYP.)
REPAIR HISTORIC WOOD STOREFRONTS, DOORS, TRANSOMS, AND TRIM IN KIND. REFER TO COA-11 FOR WINDOW DETAILS

04 — EXISTING CANOPY / AWNING RESTORATION
REPAIR EXISTING HISTORIC CANOPY/AWNING AND REPLACE ASSOCIATED LIGHTING IN KIND.

05 — NEW NORTH STAIR / ELEVATOR TOWER
CONSTRUCT STAIR/ELEVATOR TOWER ADDITION WITH PLASTER-FINISH WALLS, OPENINGS, AND LOUVERS. REFER TO COA-08 FOR LOUVER DETAILS AND MATERIALS.

06 — EXTERIOR PLASTER RESTORATION (TYP.)
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08 — EXTERIOR LIGHTING
RESTORE EXISTING HISTORIC LIGHTING IN KIND AND PROVIDE NEW FIXTURES WHERE INDICATED (TYP.).

09 — EXISTING EXTERIOR FIRE STAIRS / FIRE ESCAPES
RETAIN EXISTING EXTERIOR FIRE STAIRS AND FIRE ESCAPES. REPAIR AND REPAINT AS REQUIRED TO MATCH EXISTING CONDITIONS.

GENERAL NOTE:
REFER TO SHEET COA-09 FOR ENLARGED STOREFRONT ELEVATIONS AND ASSOCIATED RESTORATION SCOPE.

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PROPOSED ELEVATION & AXONOMETRIC

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SHEET No.:

COA-07

NEW NORTH TOWER — EXTERIOR LOUVERS

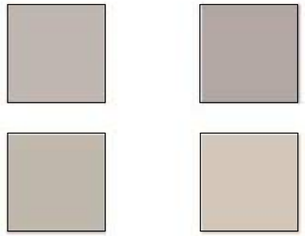
BASIS OF DESIGN: RUSKIN ELF520DD STATIONARY ALUMINUM LOUVERS WITH DOUBLE-DRAINABLE BLADES. SIZES VARY PER PROPOSED ELEVATIONS. LOUVER COLOR TO MATCH THE NEW STAIR TOWER STUCCO FINISH TO MINIMIZE VISUAL CONTRAST AND MAINTAIN A SUBTLE APPEARANCE COMPATIBLE WITH THE HISTORIC BUILDING.

GENERAL NOTE – LOUVER FINISH:
RUSKIN STANDARD COLORS SHALL SERVE AS THE BASIS OF DESIGN FOR LOUVER FINISHES. ACCEPTABLE COLOR OPTIONS INCLUDE SANDSTONE, HERRINGBONE, SAHARA TAN, AND STONE GRAY, OR AN ARCHITECT-APPROVED EQUIVALENT OF SIMILAR COLOR AND APPEARANCE. FINAL COLOR SHALL BE SUBJECT TO OWNER APPROVAL.



LOUVER MATERIAL REFERENCE

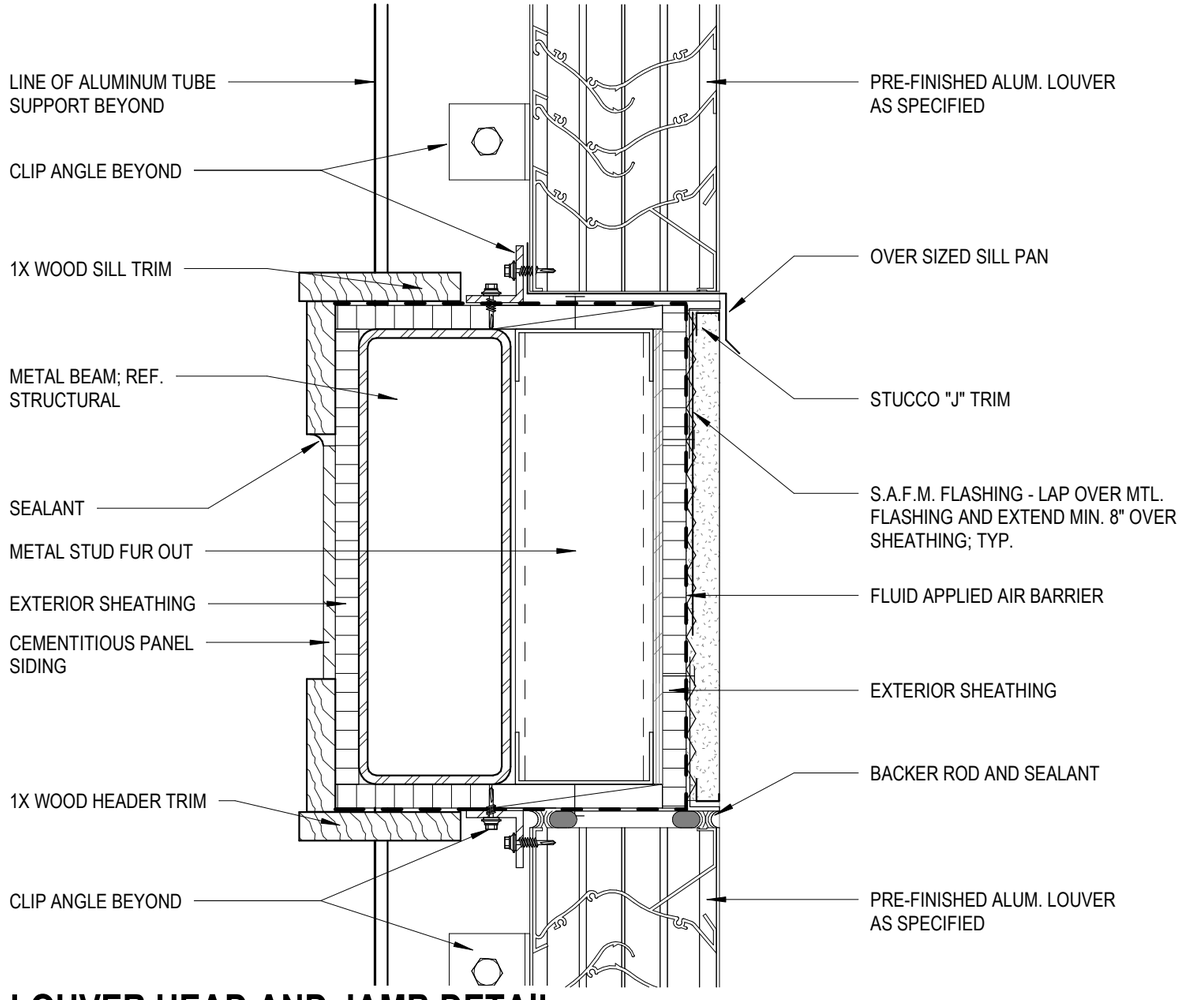
BASIS OF DESIGN: RUSKIN MANUFACTOR



LOUVER FINISH

LOUVER SILL DETAIL

3" = 1'-0"



LOUVER HEAD AND JAMB DETAIL

3" = 1'-0"

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NORTH TOWER LOUVER DETAILS & MATERIAL

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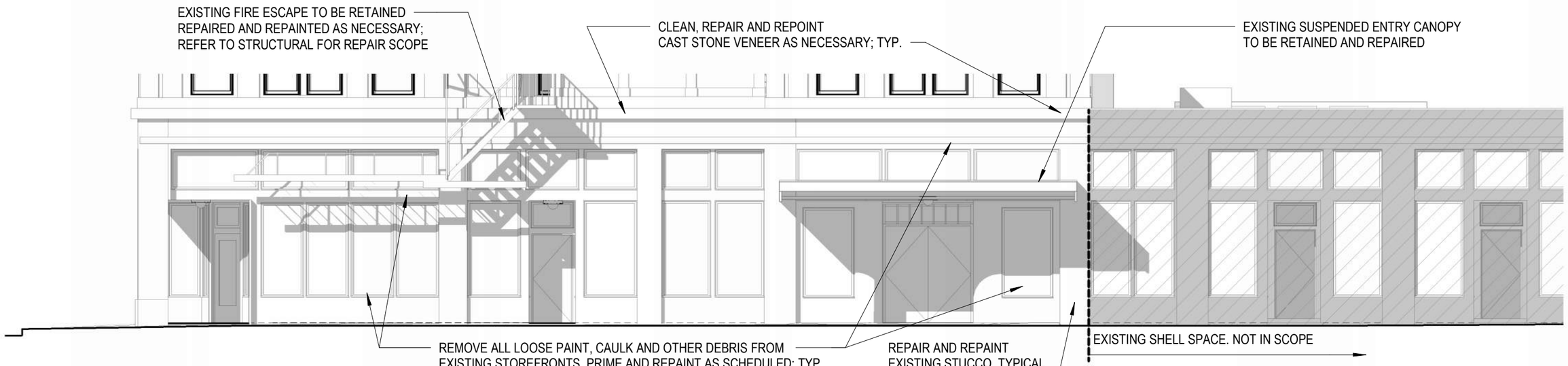
SHEET No.:

COA-08



WEST STOREFRONT ELEVATION

1" = 1/8"



SOUTH STOREFRONT ELEVATION

1" = 1/8"

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PROPOSED STOREFRONT ELEVATIONS

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SHEET No.:

COA-09

TRANSOM GLASS WINDOW TO BE CLEANED AND REPAIRED INPLACE

TRANSOM SASH AND SILL TO MATCH EXISTING



REMOVE ANY REMAINING FASTENERS

EXISTING STOREFRONTS



EXTERIOR TRIM PROFILES VARY- VERIFY AND MATCH EXISTING PROFILE

REPAIR LATH AND PLASTER FINISH; MATCH EXISTING

"D-HANIS" CLAY TILE SUPPORT WALL

REPAIR FINISH



EXISTING STOREFRONTS

REPAIR EXISTING CEILING IN KIND. PREP. FOR NEW LIGHT FIXTURE





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HISTORIC EXTERIOR MATERIALS & RESTORATION

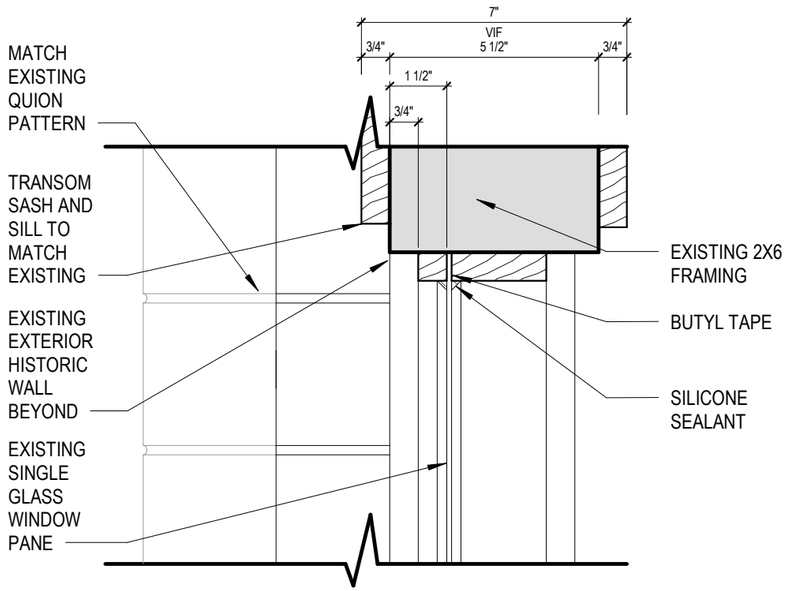
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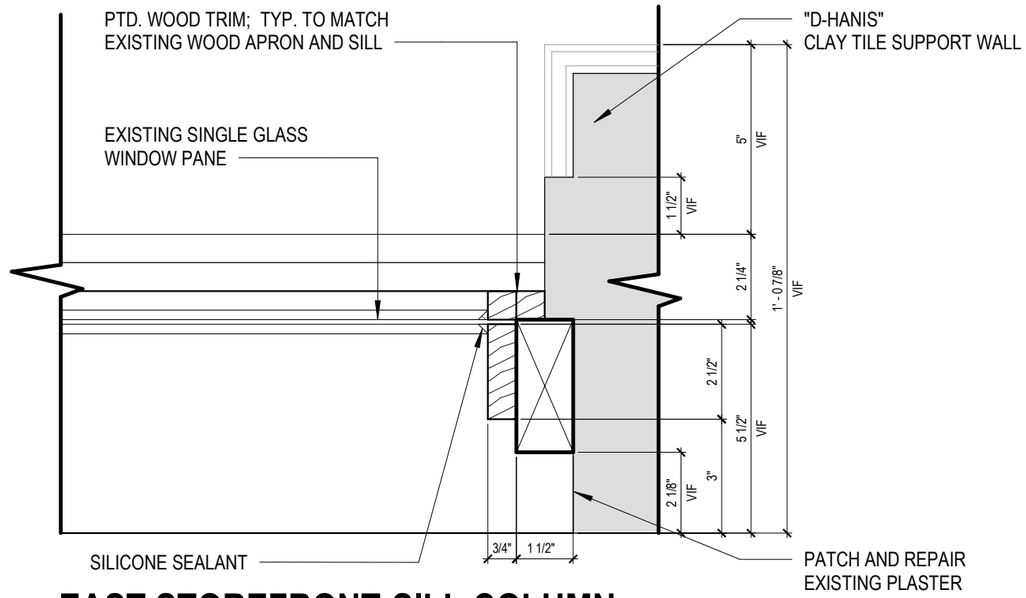
SHEET No.:

COA-10



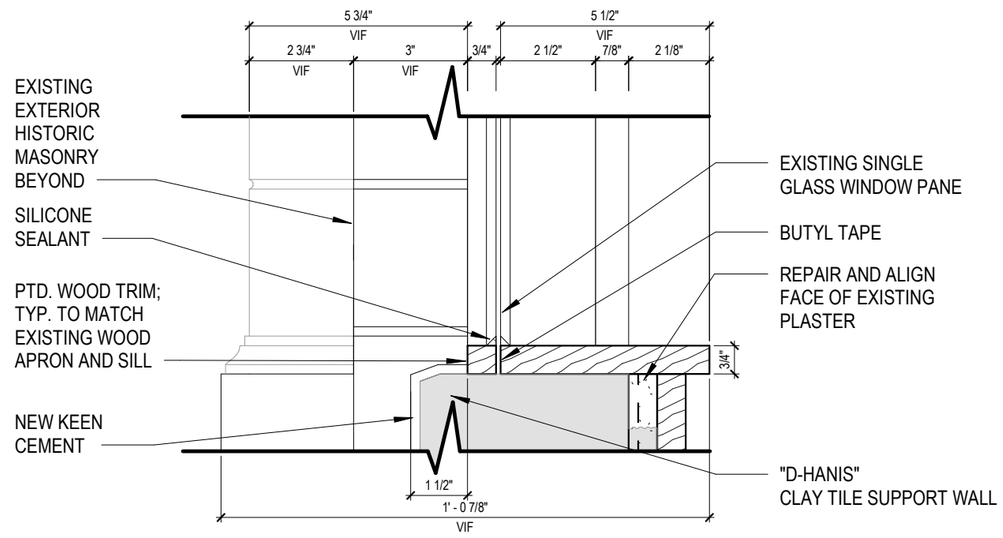
EAST STOREFRONT-HEAD COLUMN

3" = 1'-0"



EAST STOREFRONT-SILL COLUMN

3" = 1'-0"



EAST STOREFRONT-JAMB COLUMN

3" = 1'-0"

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HISTORIC EXTERIOR MATERIALS & RESTORATION

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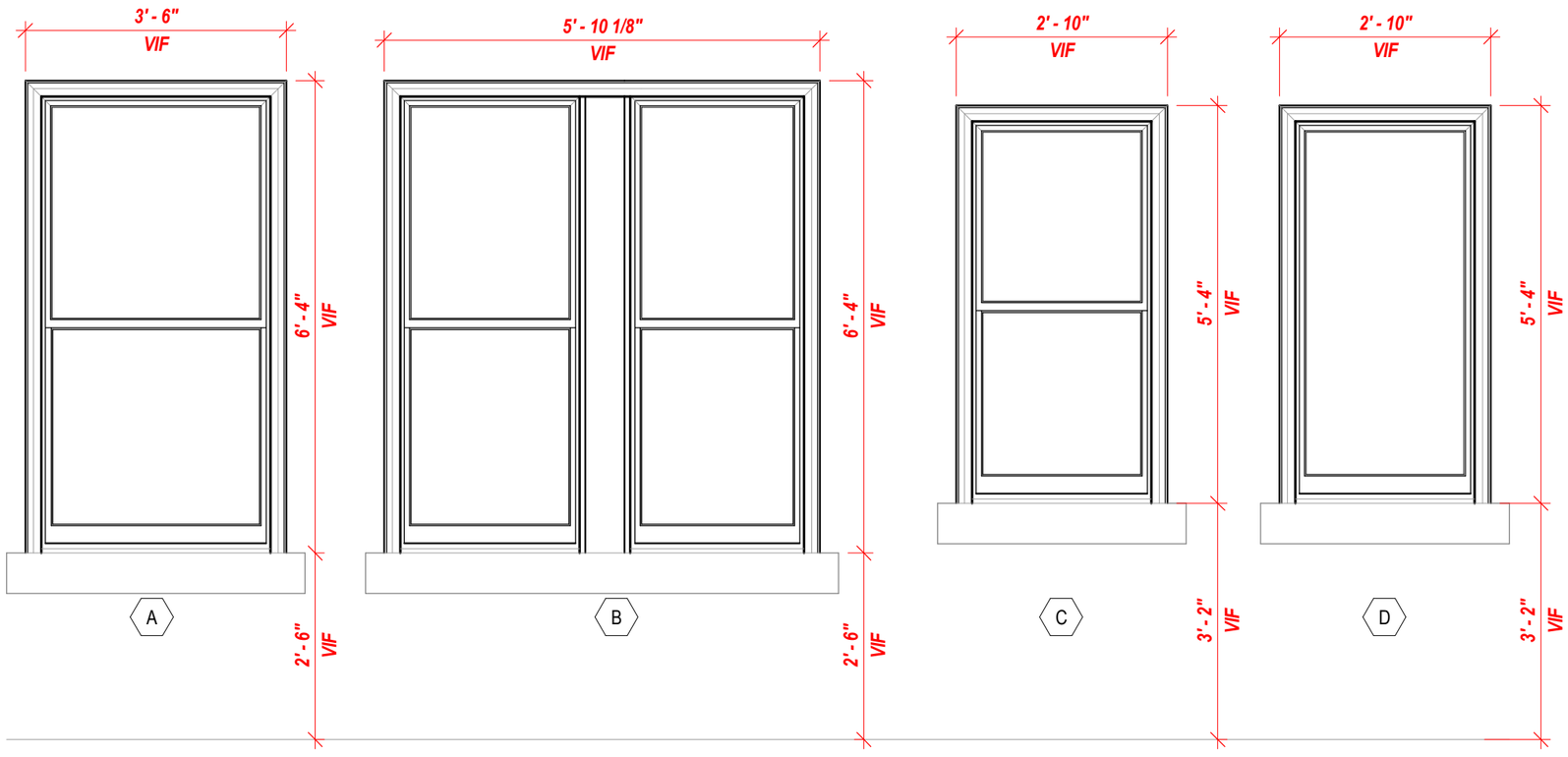
SHEET No.:

COA-11





EXISTING WINDOWS - EXTERIOR CONDITIONS LVL 2-10



NEW WINDOW SCOPE

GENERAL NOTE:
WINDOW BASIS OF DESIGN (LEVELS 2–10):
SHALL BE PELLA RESERVE ALUMINUM-CLAD WOOD WINDOWS WITH ADVANCED LOW-E INSULATING GLASS.

WINDOW PERFORMANCE CRITERIA:
U-FACTOR: 0.29
SHGC: 0.52
VLT: 60%

NOTE: DETAILED PROFILE DIMENSIONS PENDING FURTHER FIELD INVESTIGATION AND COORDINATION WITH WINDOW MANUFACTURER IN ADDITION TO REVIEW AND APPROVAL BY THC AND NPS.

NEW WINDOW TYPES LVL 2-10

1/2" = 1'-0"

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WINDOW REPLACEMENT & EXTERIOR DETAILS

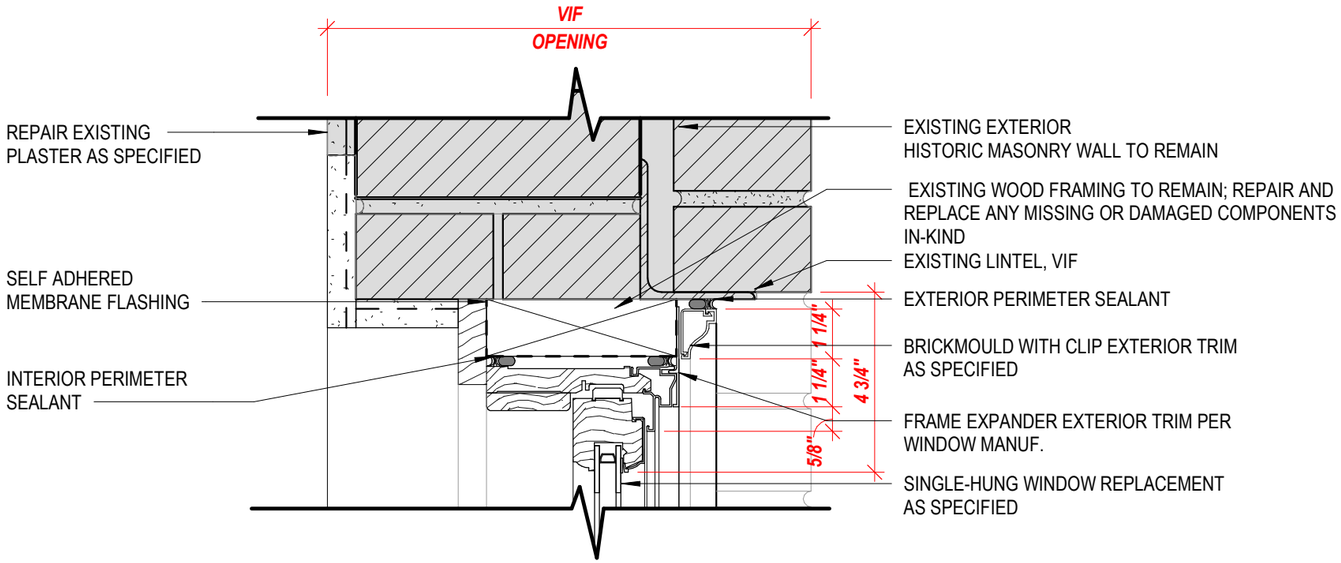
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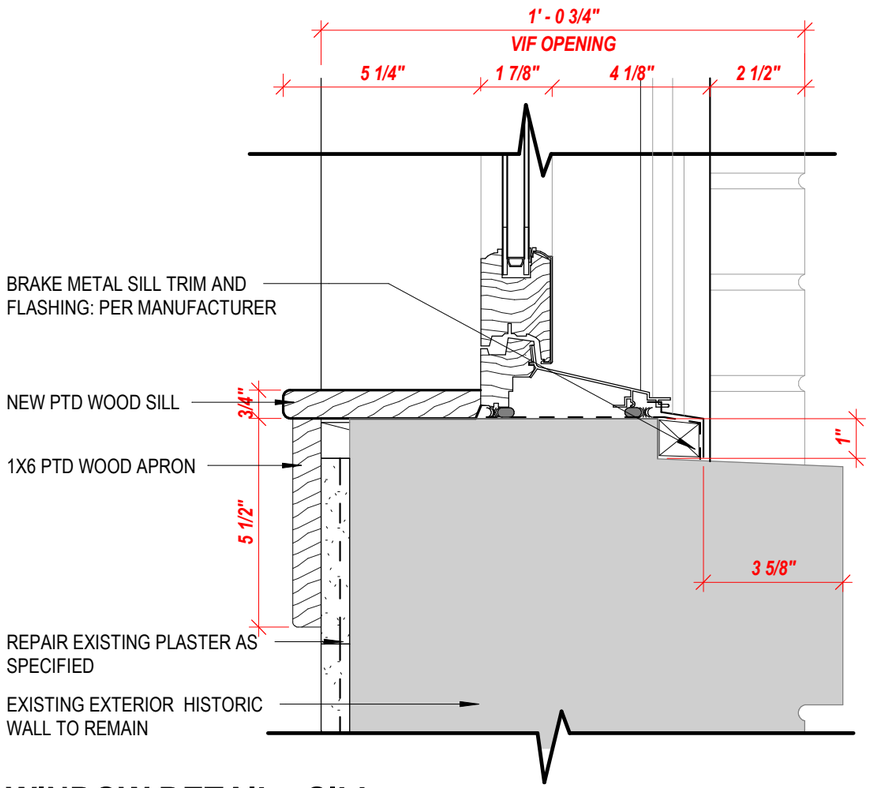
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COA-12



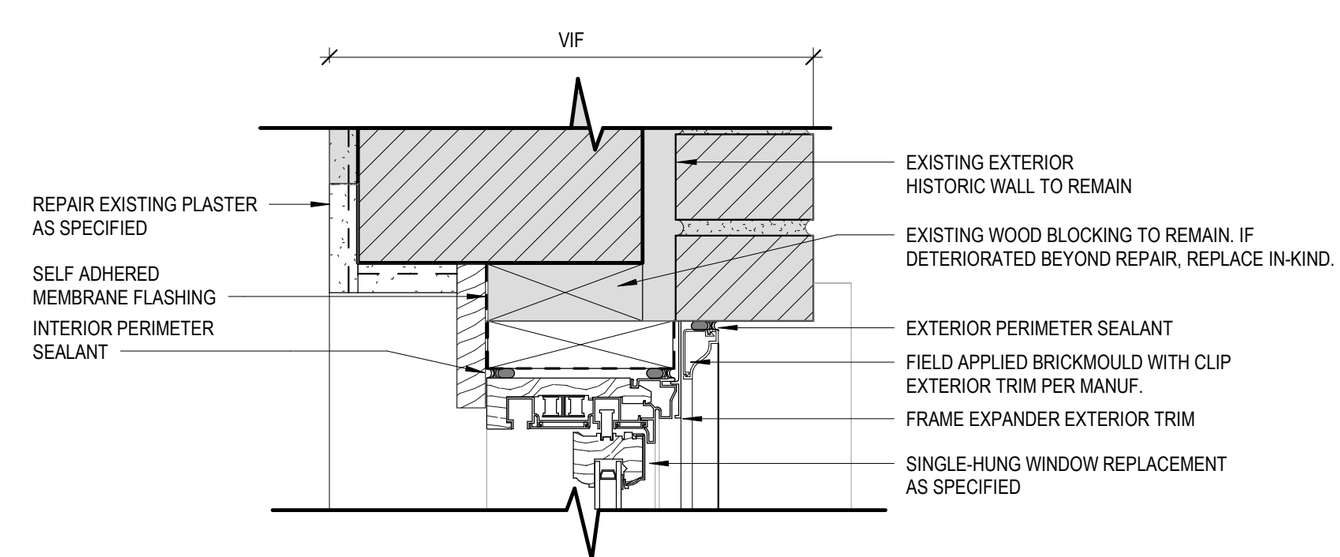
WINDOW DETAIL - HEAD

3" = 1'-0"



WINDOW DETAIL - SILL

3" = 1'-0"



WINDOW DETAIL - JAMB

3" = 1'-0"

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WINDOW REPLACEMENT & EXTERIOR DETAILS

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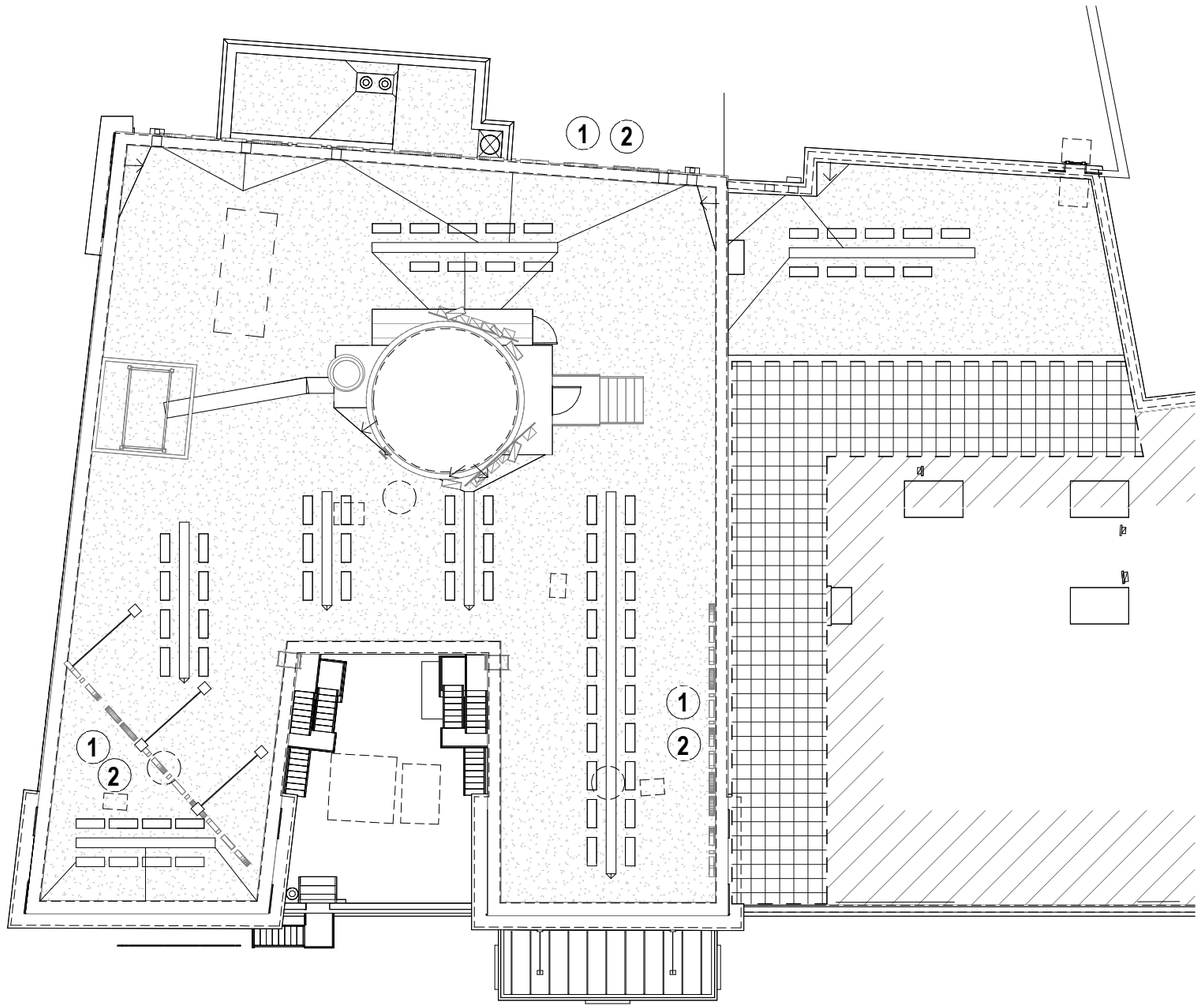
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COA-13

ROOF SIGN SCOPE

01 — EXISTING BUILDING NAME LETTERING
REMOVE EXISTING BUILDING NAME LETTERING FOR REPAIR. PROPOSED NEW BUILDING NAME LETTERING TO BE SUBMITTED FOR SEPARATE APPROVAL.

02 — EXISTING “100% AIR CONDITIONED” SIGNAGE
RETAIN AND REPAIR EXISTING “100% AIR CONDITIONED” LETTER SIGNAGE IN KIND.



ROOF PLAN

1" = 1/16"



HISTORIC SIGN PHOTO

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ROOF IMPROVEMENTS & HISTORIC SIGNAGE

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SHEET No.:

COA-14